

096.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

857,000 /

857,000

USE VALUE:

857,000 /

857,000

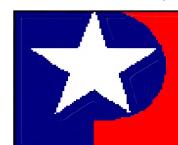
ASSESSED:

857,000 /

857,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
48		UPLAND RD WEST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KWOK ALAN/SARAH LEE	
Owner 2:	
Owner 3:	

Street 1: 48 UPLAND ROAD WEST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: LINN JEFFREY R/LEILA -
Owner 2: -
Street 1: 48 UPLAND ROAD WEST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 10,799 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1834 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10799		Sq. Ft.	Site		0	70.	0.69	4									520,783						520,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10799.000	336,200		520,800	857,000		63139
							GIS Ref
							GIS Ref
							Insp Date
							11/16/18

Total Card	0.248	336,200		520,800	857,000	Entered Lot Size
Total Parcel	0.248	336,200		520,800	857,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	467.28	/Parcel: 467.2	Land Unit Type:

PREVIOUS ASSESSMENT							Parcel ID	096.0-0005-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,200	0	10,799.	520,800	857,000	857,000	Year End Roll	12/18/2019
2019	101	FV	283,400	0	10,799.	520,800	804,200	804,200	Year End Roll	1/3/2019
2018	101	FV	283,400	0	10,799.	446,400	729,800	729,800	Year End Roll	12/20/2017
2017	101	FV	283,400	0	10,799.	416,600	700,000	700,000	Year End Roll	1/3/2017
2016	101	FV	283,400	0	10,799.	357,100	640,500	640,500	Year End	1/4/2016
2015	101	FV	285,100	0	10,799.	319,900	605,000	605,000	Year End Roll	12/11/2014
2014	101	FV	285,100	0	10,799.	296,100	581,200	581,200	Year End Roll	12/16/2013
2013	101	FV	285,100	0	10,799.	282,300	567,400	567,400		12/13/2012

SALES INFORMATION	TAX DISTRICT	Parcel ID	096.0-0005-0004.0		PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LINN JEFFREY R/	52771-36		5/14/2009		546,000
LINN JEFFREY R	46897-363		1/30/2006	Family	1
HADDAD LAMIA I	46498-138		11/17/2005		522,000
SAVERESE STEVEN	26219-490		4/11/1996		238,000
					No No Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
11/16/2018	MEAS&NOTICE
4/7/2009	Meas/Inspect
3/16/2006	MLS
10/18/1999	Meas/Inspect
	CC Chris C
	189 PATRIOT
	MM Mary M
	256 PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 19 - Ranch	1	Rating: Good	A Bath: 1	Rating:	, OF=SINK IN BMT.			8	6	WDK	2						
Sty Ht: 1 - 1 Story			3/4 Bath: 1	Rating: Good				4	4	STG	26						
(Liv) Units: 1	Total: 1		A 3QBth	Rating:						(100)							
Foundation: 1 - Concrete			1/2 Bath: 1	Rating:													
Frame: 1 - Wood			A HBth:	Rating:													
Prime Wall: 1 - Wood Shingle			OthrFix: 1	Rating: Average													
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: green																	
View / Desir:																	
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID											
Grade: C+ - Average (+)			Kits: 1	Rating: Very Good		1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1964	Eff Yr Blt:		A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:		Fpl: 2	Rating: Good		Other											
Jurisdct:	Fact: .		WSFlue:	Rating:		Upper											
Const Mod:						Lvl 2											
Lump Sum Adj:						Lvl 1											
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Location:			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster			Total Units:			Interior:	1	7	3								
Sec Int Wall:		%	Floor:			Additions:											
Partition: T - Typical			% Own:			Kitchen:											
Prim Floors: 3 - Hardwood			Name:			Baths:											
Sec Floors:		%				Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar: 2						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:	PARCEL ID			096.0-0005-0004.0						
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						